

August 22, 1968

RESOLUTION OF THE BOSTON REDEVELOPMENT AUTHORITY
REGARDING PROPOSED DISPOSITION OF PARCEL X-40 IN THE
CHARLESTOWN URBAN RENEWAL AREA, Project No. Mass. R-55

WHEREAS, the Boston Redevelopment Authority, hereinafter referred to as the "Authority" has entered into a contract for loan and grant with the Federal Government under Title I of the Housing Act of 1949, as amended, which contract provides for financial assistance to the hereinafter identified project; and

WHEREAS, the Urban Renewal Plan for the Charlestown Urban Renewal Area, Project No. Mass. R-55, hereinafter referred to as the "Project Area," has been duly reviewed and approved in full compliance with local, state, and federal law; and

WHEREAS, the Authority is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with federal financial assistance under said Title I, including those prohibiting discrimination because of race, color, creed or national origin; and

WHEREAS, Dale and Mary Newbanks have expressed a desire to purchase said Parcel X-40 for the purpose of clearing debris, planting grass, and erecting a new fence;

NOW, THEREFORE, BE IT RESOLVED BY THE BOSTON REDEVELOPMENT AUTHORITY:

1. That Dale and Mary Newbanks be and hereby are designated as redevelopers of Disposition Parcel X-40, subject to:
 - a) Completion of improvements within 9 months from date of conveyance.
 - b) Concurrence in the proposed disposal transaction by the United States Department of Housing and Urban Development.
2. That disposal of said parcels by negotiation is the appropriate method of making land available for redevelopment.
3. That it is hereby determined that Dale and Mary Newbanks possess the qualifications and financial resources necessary to acquire and develop the land in accordance with the Urban Renewal Plan for the Project Area.

4. That the Development Administrator is hereby authorized for and in behalf of the Authority to execute and deliver a Land Disposition Agreement for Disposition Parcel X-40 between the Authority as seller and Dale and Mary Newbanks as buyers in consideration of that purchase price in which HUD concurrence is received, and the buyer's agreement to complete the proposed development within 9 months from the date of conveyance, such agreement to be in the Authority's usual form and to contain such other and further terms and provisions as the Development Administrator shall deem proper and in the best interests of the Authority.

That the Development Administrator is further authorized to execute and deliver deeds conveying said parcels pursuant to such disposition agreements; and that the execution by the Development Administrator of such agreements and deeds to which a certificate of this vote is attached, shall be conclusively deemed authorized by this resolution and conclusively evidenced that the terms and provisions thereof are by the Development Administrator deemed proper and in the best interests of the Authority.

5. That the Secretary be and hereby is authorized and directed to publish notice of the proposed disposition transactions in accordance with Section 105(E) of the Housing Act of 1949, as amended, including information with respect to the "Redeveloper's Statement for Public Disclosure."

August 22, 1968

MEMORANDUM

TO: Boston Redevelopment Authority

FROM: Hale Champion, Development Administrator

SUBJECT: DESIGNATION OF DEVELOPER
DISPOSITION PARCEL X-40
CHARLESTOWN URBAN RENEWAL AREA R-55

SUMMARY

This memorandum requests the designation of one property owner in Charlestown as redeveloper of a small abutting lot unsuitable for construction.

On May 28, 1967, the Authority granted permission to negotiate for the disposal of fifteen (15) small unbuildable lots with the owners of abutting properties. The owners of all the properties abutting Parcel X-40 were notified of the availability of the lots in accordance with the "Policies and Procedures for the Sale of Small Parcels..." which were adopted by the Authority on November 18, 1966.

Only one letter of interest was received from the owners of the abutting property. Discussions were held between the interested party and members of the staff which resulted in the following recommended disposition. A summary sheet is attached which indicates the area, the proposed developer, and the proposed treatment of the parcel. A lot plan, showing proposed improvements, is also attached.

The recommended minimum disposition price for this lot was established at \$100.00 at the August 8, 1968 Board Meeting of the Boston Redevelopment Authority.

It is recommended that the Authority adopt the attached resolution designating the abutting owner, as identified on the summary sheet and within the resolution, as redeveloper of Disposition Parcel X-40.

Attachments

August 22, 1968

CHARLESTOWN URBAN RENEWAL AREA R-55

SUMMARY SHEET, Parcel X-40

<u>Parcel Number</u>	<u>Area</u>	<u>Proposed Developer</u>	<u>Proposed Treatment</u>
X-40	1,144 square feet	Dale and Mary Newbanks 39 Allston Street Charlestown, Mass.	Clear debris, plant grass and erect a fence with a gate.

NOTE:
SOURCE OF INFO.—CITY OF BOSTON
ASSESSOR'S MAP DATED 1938

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